

\$774,900 - 80 Mill Street, Welland

MLS® #40754506

\$774,900

5 Bedroom, 4.00 Bathroom, 2,928 sqft
Single Family on 0.00 Acres

772 - Broadway, Welland, Ontario

PRIME RIVERFRONT INVESTMENT OPPORTUNITY! 80 Mill St, a rare and lucrative investment opportunity awaits with this triplex, strategically located in the heart of Welland. This property features (3) distinct rental units, making it an ideal choice for investors seeking immediate cash flow and long term growth potential. Situated on a generous .50 acre lot backing onto the Welland River, this triplex combines tranquillity of a country like setting with the convenience of urban amenities, ensuring strong tenant appeal and consistent rental demand. The main floor unit is a standout, having been updated to modern standards offering a spacious 3 bedroom, 2 bathroom layout, complete with a finished basement that adds valuable space. The two upper units, each featuring 1 bedroom and 1 bathroom, are currently tenanted, providing investors with immediate rental income. The property's exterior is equally impressive, with ample parking space to accommodate tenants. Location is a key highlight as the property is conveniently close to schools, grocery stores, shopping centres, restaurants, and recreational facilities. Proximity to major roadways also ensures easy commutes to surrounding areas. This property has lots of potential with its combination of immediate rental income from tenants in the upper units, a modernized main floor unit, and a large lot offering future value opportunities. This is a turnkey investment! Don't miss your chance to



own this exceptional investment property!
(id:6289)

Essential Information

Listing #	40754506
Price	\$774,900
Bedrooms	5
Bathrooms	4.00
Square Footage	2,928
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	80 Mill Street
Subdivision	772 - Broadway
City	Welland
Province	Ontario
Postal Code	L3C4Y2

Amenities

Features	Cul-de-sac, Conservation/green belt, Paved driveway, Sump Pump
Parking Spaces	10
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Water meter
Heating	Natural gas Forced air
Cooling	Window air conditioner
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Metal, Vinyl siding
Foundation	Block

Listing Details

Listing Office

THE AGENCY



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